Resale Housing Market

Sales and prices both up in November…

Sales of existing homes in Alberta increased by 7.0% in November, after edging up 0.5% in October. This was the fourth consecutive month with increased sales after five straight monthly declines from March until July. On the supply side, the number of new listings decreased by 3.1% in November after slipping by 1.0% in October and falling for four straight months from May until August. The sales-to-new listings ratio went from 0.44 in October to 0.49 in November. A ratio between 0.40 and 0.60 indicates balanced market conditions. The average resale price of a house in Alberta grew by 0.9% in November to $356,148. This means that housing prices were 0.1% lower than the average in November 2009.

Manufacturing Shipments

Shipments up in October…

The value of Alberta's manufacturing shipments increased by 1.9% in October to reach $5.2 billion (seasonally adjusted). The increase was led by a double digit increase in shipments of petroleum and coal products and gains in non-metallic mineral products. These gains were partially offset by a decline of 38.6% in shipments of computer and electronic products. Total shipments in October, 2010 were 16.5% higher than in October, 2009, but still remain over 22% lower than the record shipments set in July, 2008.

Motor Vehicle Sales

Sales decline in October…

After five months of gains, new motor vehicle sales in Alberta declined by 7.0% in October to 17,154 units (seasonally adjusted). On a year-over-year basis, sales were 0.3% lower. Nationally, sales decreased by 0.3% in October and were 1.7% higher than the October 2009 level.

Canadian Dollar (US¢/C$)	
December 17, 2010	98.78
December 10, 2010	98.60
2010-11 YTD	97.36
WTI Oil US$/bbl	
December 17, 2010	$ 88.02
December 10, 2010	$ 88.37
2010-11 YTD	$ 79.31
Nymex Natural Gas C$/MMBtu*	
Near-month Contract	
December 17, 2010	$4.10
December 10, 2010	$4.44

*Estimate based on Nymex Futures Market Price

Employment Insurance

Number of beneficiaries down in October…

The number of employment insurance (EI) beneficiaries in Alberta was down 0.9% in October, with 410 fewer people receiving benefits than the previous month. Year over year, the number of beneficiaries declined 35.1% -- the largest drop in the country. Since the latest recent low in March, 2010, Alberta is the only province with a decrease in regular beneficiaries (-9.8%).

Canadian Labour Productivity

Productivity increased in the third quarter…

Labour productivity of Canadian businesses increased by 0.1% (0.4% annualized) in the third quarter of 2010, as there was no change in hours worked and real GDP grew 0.1%. US labour productivity in the business sector grew by 0.6% in the third quarter, as growth in output outpaced growth in hours worked.

Canadian Household Balance Sheet

Household net worth rebounds in the third quarter…

Household net worth increased by 2.7% in the third quarter of 2010 after declining by 0.5% in the previous quarter. This increase was the result of strong asset growth, as the S&P/TSX composite index increased by 9.5%. Meanwhile, the ratio of household credit market debt to personal disposable income increased to 148.1% a record high, mainly due to a 1.5% decline in personal disposable income. Other measures of indebtedness, such as debt-to-net worth and debt-to-total assets improved during the quarter.

Current Economic Indicators

Population	2008	2009	2010Ytd	Jun	Jul	Aug	Sep	Oct	Nov
Population [1] (000's) (level)	3,591	3,671	3,721	--	3,721	--	--	--	--
% change	2.2	2.2	1.4	--	1.4	--	--	--	--
Net Interprovincial Migraton [1] (level)	15,317	13,184	-2,183	--	2,820	--	--	--	--
Net International Migration [1] (level)	15,641	16,835	21,533	--	8,035	--	--	--	--
Net Non-permanent Residents [1] (level)	18,611	19,162	-77	--	-753	--	--	--	--
Labour Market									
Employment (000's)	2,013	1,988	1,996	2,000	2,009	2,004	2,004	2,021	2,019
% change	2.8	-1.3	0.4	0.6	1.1	1.1	0.8	2.5	1.7
Unemployment Rate (%)	3.6	6.6	6.6	6.7	6.3	6.5	6.2	6.0	5.6
Participation Rate (%)	74.7	74.3	73.1	73.3	73.1	73.0	72.7	73.1	72.6
Average Weekly Earnings ($)	923.21	950.13	988.70	994.21	985.81	999.86	997.40	--	--
% change	6.0	2.9	4.2	4.2	4.7	7.0	4.7	--	--
Price Indices									
Consumer Price Index	3.2	-0.1	1.1	0.6	1.5	0.6	0.9	1.2	--
Excluding food and energy	2.1	1.4	0.8	0.7	0.8	0.5	0.2	0.5	--
Non-Res. Cons. Cost Index [2] (quarterly)	13.2	-9.8	-0.9	--	1.8	--	--	--	--
Farm Product Price Index	12.9	-10.6	-10.8	-9.4	-7.0	-6.4	--	--	--
Crops	30.1	-18.9	-23.7	-25.3	-24.1	-24.1	--	--	--
Livestock	1.9	-2.8	-0.1	3.8	7.2	8.1	--	--	--
Household Sector									
Housing Starts (SAAR, 000's)	29.2	20.0	27.3	26.8	29.3	23.5	27.2	25.3	21.1
% change	-39.6	-31.6	41.1	32.0	51.0	13.5	10.6	-15.4	-29.9
New Housing Price Index	0.7	-9.0	0.4	1.9	1.5	1.5	1.4	1.0	--
Edmonton	1.0	-11.2	-1.1	0.6	0.2	0.5	0.7	1.0	--
Calgary	0.6	-6.7	1.9	3.2	2.7	2.4	2.1	1.1	--
MLS Average Resale Prices ($ 000's)	351.4	340.5	352.7	345.4	352.2	347.2	360.4	352.9	356.1
% change NEW!	-1.5	-3.1	4.0	4.0	3.1	-0.5	0.4	-2	-1
Edmonton	330.8	319.1	327.7	303.9	323.2	325.7	333.8	337.5	338.6
% change	-2.0	-3.5	2.7	2.1	1.5	2.6	-0.7	-0.6	0
Calgary NEW!	401.1	384.3	400.3	403.8	402.7	392.1	413.6	396.2	402
% change	-2.9	-4.2	4.6	5.8	5.5	-0.8	1.6	-1.5	-0.6
Retail Sales [3]	0.2	-8.3	5.0	3.8	4.5	5.1	6.6	--	--
New Motor Vehicle Sales NEW!	-7.3	-21.7	9.5	13.2	10.2	14.7	13.8	-0.3	--
Consumer Bankruptcies	6,066	9,986	6,264	778	626	615	732	--	--
% change	27.2	64.6	-21.5	-23.8	-28.2	-30.3	-37.1	--	--
Business Sector									
Rigs Drilling	236	128	201	118	199	222	177	260	276
% change	-2.1	-45.6	68.7	99.0	135.2	130.3	59.3	101.4	81.5
Goods Exports (customs based)	35.0	-36.3	13.5	12.6	6.2	11.2	7.5	6.5	--
Energy NEW!	43.2	-40.1	19.5	16.9	5.3	12.2	6.1	1.8	--
Agriculture	31.8	-10.2	-10.8	-9.0	-3.3	-8.4	0.8	6.5	--
Total Farm Cash Receipts (quarterly)	17.3	-7.5	-7.1	--	-15.6	--	--	2.6	--
Manufacturing Shipments NEW!	6.9	-23.7	10.1	11.0	14.6	15.2	15.7	16.5	--
Wholesale Trade [4]	9.5	-15.9	7.3	8.4	12.5	20.8	21.0	--	--
Building Permits	-16.5	-14.2	16.2	32.5	10.1	3.5	-10.7	--	--
Residential	-31.5	-11.8	42.9	53.0	19.4	-12.1	-19.6	--	--
Non-residential	3.7	-16.3	-9.3	14.4	-3.0	39.2	7.2	--	--
Business Bankruptcies	447	405	291	23	27	30	34	--	--
% change	-0.4	-9.4	-5.5	-30.3	-22.9	-9.1	-2.9	--	--

Government of Alberta ■
Finance and Enterprise

Alberta

* YTD – year-to-date represents the change since the beginning of the year compared to the same period in the previous year.

[1] Quarterly; annual numbers are presented on a census year basis (July 1 - June 30).

[2] Average of Calgary and Edmonton

[3] The Retail Sales series was revised on April 23, 2010 and is no longer comparable with numbers in previous Bulletins.

[4] The Wholesale Trade series was revised on April 21, 2010 and is no longer comparable with numbers in previous Bulletins.

Sources: All data is from Statistics Canada except Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canadian Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (Office of the Superintendent of Bankruptcy Canada).

Current Economic Indicators by Province